



Hannigan Assoc <hannigan.and.assoc@gmail.com>

Fwd: 370-F04148-24-Settlers Ranch Rd, Colorado Springs, CO

1 message

mark@oaksbury.com <mark@oaksbury.com>
To: Hanniganandassoc <hanniganandassoc@gmail.com>

Fri, Apr 12, 2024 at 12:54 PM

Jerry,
Here is the title commitment for Settlers Ranch 3.

Mark

----- Original Message -----

Subject: 370-F04148-24-Settlers Ranch Rd, Colorado Springs, CO

Date: 2024-04-12 09:50

From: Fidelity Title Company <orders@valuecheck.com>

To: mark@oaksbury.com

Reply-To: orders@valuecheck.com

Pursuant to your real estate contract, the title commitment attached is for your records and review only, you will receive your title policy after the closing of the property. Thank You.

Your SmartView Commitment

Our File No. 370-F04148-24
Effective Date: April 06, 2024

Property Address: Settlers Ranch Rd

This commitment was delivered to the following parties, disclosed to the Company to be involved in this transaction:

Mark Davis

The delivery/email address of each party is intentionally not displayed, in order to protect the Personal Private Information (PPI) of all.

E&O Certificate - [Click HERE](#) [1]

[Click here for your complete Title Commitment](#) [2]

LEGAL DESCRIPTION

TRACTS A-1, A-2, A-3, TRACT B, TRACT C AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 220714487 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062, LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89° 57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE); BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A-1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE N89° 48'55" E ALONG THE NORTHERLY LINE OF SAID TRACT A-1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1347.60 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 23 AND SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE N00° 27'45" E ALONG SAID COMMON LINE AND ALONG THE WESTERLY LINE OF SAID TRACT A-2, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE N89° 48'42" E, ALONG THE NORTHERLY LINE OF SAID TRACT A-2, A DISTANCE OF 1288.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT A-2, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEPLER ROAD, AS DEPICTED ON SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE S00° 49'57" W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT A-2, SAID TRACT C AND SAID TRACT A-3, A DISTANCE OF 1323.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A-3; THENCE S89° 50'36" W ALONG THE SOUTH LINE OF SAID TRACT A-3, A DISTANCE OF 1279.58 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 23 AND SAID SECTION 24, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED " LS 9477 1995"; THENCE S89° 46'03" W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 747.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD, THE FOLLOWING FOUR (4) COURSES: 1.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80° 59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50° 04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89° 27'04"W, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE; 3.) THENCE ALONG THE ARC OF A 780.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87° 31'19", AN ARC LENGTH OF 1191.48 FEET (THE LONG CHORD OF WHICH

BEARS S46° 47'17"W, A LONG CHORD DISTANCE OF 1078.98 FEET) TO A POINT OF REVERSE CURVATURE; 4.) THENCE ALONG THE ARC OF A 911.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04° 57'11", AN ARC LENGTH OF 78.75 FEET (THE LONG CHORD OF WHICH BEARS S05° 30'13"W, A LONG CHORD DISTANCE OF 78.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86° 49'52", AN ARC LENGTH OF 22.73 FEET (THE LONG CHORD OF WHICH BEARS S35° 26'11"E, A LONG CHORD DISTANCE OF 20.62 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT B; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT B, THE FOLLOWING TWENTY-ONE (21) COURSES: 1.) THENCE S79° 14'11"E, A DISTANCE OF 137.98 FEET TO A POINT OF CURVATURE; 2.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13° 52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD OF WHICH BEARS S72° 17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 3.) THENCE N24° 38'34"E, A DISTANCE OF 321.65 FEET; 4.) THENCE N67° 37'32"E, A DISTANCE OF 202.27 FEET; 5.) THENCE N62° 47'59"E, A DISTANCE OF 140.65 FEET; 6.) THENCE N84° 48'35"E, A DISTANCE OF 183.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; 7.) THENCE S00° 20'34"W, A DISTANCE OF 440.55 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 23, AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 9477 1995; 8.) THENCE S00° 19'24"W, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS; 9.) THENCE N89° 59'26"W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 199.91 FEET; 10.) THENCE S00° 20'31"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; 11.) THENCE N90° 00'00"W ALONG THE NORTHERLY LINE OF SAID PARCEL 17A, A DISTANCE OF 397.50 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 213713405 OF SAID COUNTY RECORDS; 12.) THENCE N00° 03'29"W, A DISTANCE OF 50.70 FEET; 13.) THENCE N21° 22'41"W, A DISTANCE OF 472.97 FEET; 14.) THENCE N29° 56'44"E, A DISTANCE OF 50.82 FEET; 15.) THENCE S83° 39'08"E, A DISTANCE OF 338.72 FEET; 16.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09° 35'13", AN ARC LENGTH OF 80.32 FEET (THE LONG CHORD OF WHICH BEARS N07° 37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 17.) THENCE N70° 43'47"W, A DISTANCE OF 312.26 FEET; 18.) THENCE N23° 52'09"W, A DISTANCE OF 159.43 FEET; 19.) THENCE N47° 06'56"E, A DISTANCE OF 362.93 FEET; 20.) THENCE ALONG THE ARC OF A 420.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36° 21'07", AN ARC LENGTH OF 266.47 FEET (THE LONG CHORD OF WHICH BEARS N61° 03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 21.) THENCE N79° 14'11"W, A DISTANCE OF 137.98 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B; THENCE N79° 14'11"W CONTINUING ALONG THE WESTERLY EXTENSION OF THE AFOREMENTIONED LINE, A DISTANCE OF 74.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD THE FOLLOWING SIX (6) COURSES: 1.) THENCE ALONG THE ARC OF A 851.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF

09° 45'32", AN ARC LENGTH OF 144.95 FEET (THE LONG CHORD OF WHICH BEARS N07° 54'23"E, A LONG CHORD DISTANCE OF 144.77 FEET) TO A POINT OF REVERSE CURVATURE; 2.) THENCE ALONG THE ARC OF A 840.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87° 31'19", AN ARC LENGTH OF 1283.14 FEET (THE LONG CHORD OF WHICH BEARS N46° 47'17"E, A LONG CHORD DISTANCE OF 1161.97 FEET) TO A POINT OF TANGENCY; 3.) THENCE S89° 27'04"E, A DISTANCE OF 174.25 FEET TO A POINT OF CURVATURE; 4.) THENCE ALONG THE ARC OF A 470.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89° 21'58", AN ARC LENGTH OF 733.08 FEET (THE LONG CHORD OF WHICH BEARS N45° 53'43"E, A LONG CHORD DISTANCE OF 660.99 FEET) TO A POINT OF TANGENCY; 5.) THENCE N01° 12'44"E, A DISTANCE OF 66.40 FEET TO A POINT OF CURVATURE; 6.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20° 18'43", AN ARC LENGTH OF 187.89 FEET (THE LONG CHORD OF WHICH BEARS N11° 22'05"E, A LONG CHORD DISTANCE OF 186.91 FEET) TO THE NORTHEAST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID TRACT A-1; THENCE N60° 12'24"W ALONG THAT LINE COMMON TO SAID LOT 9 AND SAID TRACT A-1, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

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SELLERS

Hodgen Settlers Ranch, LLC, a Colorado limited liability company [3]

BUYERS

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

LENDER

PROPOSED COVERAGES

ALTA Owner's Policy 2021

Proposed Insured:

Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Proposed Policy Amount:

\$0.00

ESTIMATED TITLE CHARGES

Owner's Policy Premium

\$750.00

REQUIREMENTS

* The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

* Pay the agreed amount for the estate or interest to be insured.

* Pay the premiums, fees, and charges for the Policy to the Company.

* Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

* Evidence that any and all assessments for common expenses, if any, have been paid.

* The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s):

Hodgen Settlers Ranch, LLC, a Colorado limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

* Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

* Recordation of Updated Statement of Authority for Hodgen Settlers Ranch, LLC, a Colorado limited liability company pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

Note: Statement of Authority for Hodgen Settlers Ranch LLC recorded May 7, 2020 at Reception No. 220062347 [4] discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Mark Davis, Managing Member

* For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

[Click to View Tax Info](#)

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

Note: There are no deeds transferring title to the subject property in the last 24 months.

EXCEPTIONS

* Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

* Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

* Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

* Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

* Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

* Water rights, claims or title to water, whether or not disclosed by the Public Records.

* (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

* All taxes and assessments, now or heretofore assessed, due or payable.

* Resolution of the Board of County Commissioners as set forth below, which provides that all section lines, township lines on the public domain East of the Range line separating Ranges 65 West and 66 West are declared to be public highways having a width of 60 feet, being 30 feet on each side of said section lines, township lines or range lines.

Dated:
October 3, 1887

Recording Date:
October 3, 1887

Recording No.: Road Book A at Page 78 [5]

* Inclusion of the subject property within the Douglas County Soil Conservation District as evidenced by Certificates recorded October 10, 1960 at Reception No. 169543 [6] and November 25, 1974 in Book 2719 at Page 740 [7].

* This item intentionally deleted

* Right of Way and/or Easement given to Mountain View Electric Association, Inc. recorded September 11, 1978 in Book 3083 at Page 704 [8].

* Right of Way and/or Easement given to The Mountain States Telephone and Telegraph Company recorded January 2, 1979 in Book 3125 at Page 847 [9].

* Right of Way and/or Easement given to Peoples Natural Gas Company recorded July 11, 1988 in Book 5530 at Page 329 [10].

* Inclusion of the subject property within the Tri-Lakes Fire Protection District as evidenced by Resolution recorded July 12, 2004 at Reception No. 204115972 [11] and May 25, 2005 at Reception No. 205075970 [12].

* Finding of Fact, Conclusions of Law, Ruling of the Referee as contained in Decree recorded January 14, 2005 at Reception No. 205007424 [13]. Special Warranty Deed recorded in conjunction therewith January 24, 2006 at Reception No. 206010007 [14].

* Terms, conditions, provisions as contained in Resolution NO. 05-23 by the Board of County Commissioners recorded March 28, 2005 at Reception No. 205042852 [15].

* Terms, conditions, provisions as contained in Settlers Ranch Subdivision PUD Development Guidelines recorded May 17, 2005 at Reception No. 205071101 [16].

* Notes, regulations, restrictions and any other matters as shown or set forth on the PUD Development Plan for Settlers Ranch recorded May 17, 2005 at Reception No. 205071102 [17].

* Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date:

January 24, 2006

Recording No:
206010000 [18]

Amendment recorded in conjunction therewith March 7, 2022 at Reception No. 222033096. [19] * Terms, conditions, provisions, agreements and obligations contained in the Bylaws of Settlers Ranch Homeowners Association as set forth below:

Recording Date:
January 24, 2006

Recording No.: 20610006 [20]

* Right of Way and/or Easement given to Mountain View Electric Association, Inc. recorded April 11, 2006 at Reception No. 206052702 [21].

* Right of Way and/or Easement given to Mountain View Electric Association, Inc. recorded April 11, 2006 at Reception No. 206052703 [22].

* Any rights, interest or easements in favor of the United States, the State of Colorado or the Public, which exists or are claimed to exist in and over the present and past bed, banks or waters of any creek or stream over the herein described parcel.

* Rights of other in and to the public right of ways known as Hodgen Road and Stepler Road.

* Right of Way and/or Easement given to Mountain View Electric Association, Inc., recorded May 4, 2010 at Reception No. 210041512 [23].

* Terms, conditions, provisions, agreements and obligations contained in the Subdivision Improvements Agreement as set forth below:

Recording Date:
November 20, 2013

Recording No.: 213140617 [24]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 13-395 as set forth below:

Recording Date:
November 27, 2013

Recording No.: 213143070 [25]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 09-159 as set forth below:

Recording Date:

March 6, 2014

Recording No.: 214018537 [26]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 15-115 as set forth below:

Recording Date:
March 10, 2015

Recording No.: 215022556 [27]

* Easements, notes and notices as set forth on the recorded plat of Settlers Ranch Subdivision No. 2A recorded November 20, 2013 at Reception No. 213713405.

* Master Plat Settler Ranch Subdivision No. 2 recorded November 20, 2013 at Reception No. 213140616 [28]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 09-159 as set forth below:

Recording Date:
March 16, 2014

Recording No.: 214018537 [26]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 15-115 as set forth below:

Recording Date:
March 10, 2015

Recording No.: 215022556 [27]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 17-115 as set forth below:

Recording Date:
April 12, 2017

Recording No.: 217041664 [29]

* Terms, conditions, provisions, agreements, easements and obligations contained in the Grant of Right of Way as set forth below:

Recording Date:
March 15, 2017

Recording No.: 217029960 [30]

* Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date:
December 4, 2017

Recording No:
217714062

* Terms, conditions, provisions, agreements and obligations contained in the Subdivision Improvements Agreement as set forth below:

Recording Date:
December 4, 2017

Recording No.: 217146309 [31]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 18-68 as set forth below:

Recording Date:
February 20, 2018

Recording No.: 218019701 [32]

* Terms, conditions, provisions, agreements and obligations contained in the Grant of Right of Way as set forth below:

Recording Date:
October 8, 2019

Recording No.: 219124916 [33]

* Terms, conditions, provisions, agreements and obligations contained in the Subdivision Improvements Agreement as set forth below:

Recording Date:
March 19, 2020

Recording No:
220039102 [34]

* Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date:
March 19, 2020

Recording No:
Plat Book 120 Page 54 [35]

* Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 20-446 as set forth below:

Recording Date:
December 15, 2020

Recording No.: Reception No. 220204906 [36]

* Terms, conditions, provisions and obligations of Resolution No. 23-08 recorded January 12, 2023 at Reception No. 223003039 [37].

IMPORTANT CONTACTS

Escrow Closer: Title Only - Colorado Springs

Phone: (719)590-1711

FAX: (303)633-1948

E-Mail: FNTCKellyJohnson@fnf.com

Address: 1755 Telstar Dr, Suite 101

Colorado Springs, CO 80920

Wiring Instructions: WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

NOTE: Wired funds are required on all cash purchase transactions

**Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer

immediately to verify the information prior to sending funds.**

Thank you for trusting us with your transaction!

Please contact your Escrow Closer, Closing Assistant

or Title Representative with any questions,

as replies to this message will not be read.

DISCLAIMER/DISCLOSURES/EXPLANATIONS OF COVERAGE

The information provided in the Title Snapshot is for preview purposes only. Any conflict with the information displayed herein and the contents of the official Title Commitment issued in connection with this order will be controlled by said official Title Commitment. Questions regarding any discovered conflict should be directed to the Contact Persons shown herein.

Links:

-
- [1] https://colorado.fntic.com/getmedia/d1464be8-b662-4e12-8a86-8ddca93db1df/Fidelity-National-Title_E-O.pdf
 - [2] <https://www.valuecheckonline.com/TACIntSvc/Data.ashx?op=ExternalDoc&ac=71548033-96BE-4190-AE11-8DEA0498C7E0>
 - [3] <https://go.inhere.com/DocLink/Document?guid=B3FE709B-D8FE-435F-AF98-872EC7C94039>
 - [4] <https://go.inhere.com/DocLink/Document?guid=E0343E15-0100-40DD-8B68-2E9D4B8BE03C>
 - [5] <https://www.smartviewonline.net/root/Druid/B35048F3-6C0C-4ABC-9BD8-CBD3112B0E56>
 - [6] <https://www.smartviewonline.net/root/Druid/23DB432D-968E-4A09-BF4F-423120578C94>
 - [7] <https://www.smartviewonline.net/root/Druid/87456389-C971-4589-8712-8C5A0C548075>
 - [8] <https://www.smartviewonline.net/root/Druid/51F679AD-01C2-4587-9F55-33066B36EE08>
 - [9] <https://www.smartviewonline.net/root/Druid/D6C10705-6929-42CA-95C2-36ECF049FDA9>
 - [10] <https://www.smartviewonline.net/root/Druid/649FDF85-BBF6-40F7-B9E0-BFAB1F9EFC69>
 - [11] <https://www.smartviewonline.net/root/Druid/D9649B20-F63D-498B-BCA3-1156D12ECEAB>
 - [12] <https://www.smartviewonline.net/root/Druid/C4BFCD66-AE10-4921-98BE-C4C789E9797C>
 - [13] <https://www.smartviewonline.net/root/Druid/6A74F8BC-F25D-4D22-9654-C1B559AB00F9>
 - [14] <https://www.smartviewonline.net/root/Druid/352C1F83-75C7-41C8-951B-04889F1E8504>
 - [15] <https://www.smartviewonline.net/root/Druid/A569207C-2F8C-4E41-BF87-EC00269AD9B8>
 - [16] <https://www.smartviewonline.net/root/Druid/51335648-F00C-40B0-8399-74C656A9DD97>
 - [17] <https://www.smartviewonline.net/root/Druid/C713C1F0-2A05-4BF9-AC8A-B395A326E951>
 - [18] <https://www.smartviewonline.net/root/Druid/2080796C-841A-4CD5-BBAE-58D0FA28E177>
 - [19] <https://www.smartviewonline.net/root/Druid/3D9E2B33-F590-4E15-9A92-014FBE453E6A>
 - [20] <https://www.smartviewonline.net/root/Druid/1952777A-269C-4A56-99B6-41E7B432407A>
 - [21] <https://www.smartviewonline.net/root/Druid/73D6982D-A468-4801-93C3-9C695DEEA805>
 - [22] <https://www.smartviewonline.net/root/Druid/59543AA9-4B18-44C7-9DF1-9A25739845E6>
 - [23] <https://www.smartviewonline.net/root/Druid/B6C015F4-CCF7-4427-B258-F11DBF7D7EC6>
 - [24] <https://www.smartviewonline.net/root/Druid/7606D6C4-CD8C-42BF-8E91-4708663D06DC>
 - [25] <https://www.smartviewonline.net/root/Druid/77DA3A28-6512-4BE5-A37A-11D05B3CDD1>
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